TUFTS - NEW ENGLAND MEDICAL CENTER

An Association of the New England Medical Center Hospitals, Tufts University Schools of Medicine and Dental Medicine and the Bingham Associates Fund and Program

171 Harrison Avenue, Boston, Massachusetts 02111 Area code 617 482-2800

BRA 1856

December 15, 1972

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Mr. Robert T. Kenney
Director
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

Dear Mr. Kenney

The Tufts-New England Medical Center has updated its Master Plan. It was approved by the Administrative Board of T-NEMC at its October meeting. Since that date the graphics and supplementary description have been clarified and simplified for submission to and discussion with the Boston Redevelopment Authority.

The Master Plan is shown in five phases which depict its development at various time periods. We believe this method of presenting the Master Plan will be more useful for planning purposes than attempting to show it all on one sheet. For each phase and each project a descriptive information sheet was prepared capsulizing the studies or meetings which recommended the project.

In accordance with the Medical Center's 1968 amended 1966 Cooperation Agreement with the Boston Redevelopment Authority, we hereby submit an updating of our Master Plan which will serve to advise on acquisition dates for the remaining BRA land parcels P-2, P-2A, P-3, P-3A, P-4, P-4A, P-5, and P-7 within the Medical Center's Master Plan area.

Sincerely

Edward C. Ehrlich
Administrative Officer

lmf

cc Mr. Friedman

Information sheet for Public Mall Phase 2

Area affected Tremont/Stuart/Washington/Dore Streets; Parcel P-7

Description:

Number of floors none

Ground area (square feet) 35,000

Ground floor (square feet) none

Total building floor area none

Estimated construction cost (1972 prices) $70,000

Source of funds donations

Building use

Public walk area, landscaped to enhance the area, accommodates Stuart Street widening.

Type of construction

Information sheet for Park Area Phase 2

Area affected Parcel P-5 - Harrison and Harvard Streets

Description:

Number of floors none

Ground area (square feet) 13,334

Ground floor (square feet) none

Total building floor area none

Estimated construction cost (1972 prices) Demolition $40,000, Construction $30,000

Source of funds Donations or capital funds

Building use

Park area to enhance the area by providing "green" space, a pedestrain rest area, and an attractive open area prior to future construction.

Type of construction

Information sheet for Park area and parking Phase 2

Area affected Parcel P-4 and P-4a - Washington Street

Description:

Number of floors none

Ground area (square feet) 25,800

Ground floor (square feet) none

Total building floor area none

Estimated construction cost (1972 prices) $50,000

Source of funds Donations and Operating Funds.

Building use

Additional parking for 62 Medical Center staff caused by construction of Quincy School. Landscaped area enhancing Washington Street entrance to Proger building.

Type of construction

Information sheet for Metropolitan (Biewend) Building Phase 2

Area affected Tremont Street

Description:

Number of floors 14

Ground area (square feet) 10,917

Ground floor (square feet) 5,388

Total building floor area 141,234

Estimated construction cost (1972 prices) $4,700,000

Source of funds MHEFA and/or currently available federal grant funding

Building use

Out patient examination facilities

Type of construction Existing (steel and concrete)

Information sheet for Hospital Unit 1B Phase 1 Phase 2

Area affected Washington Street, Air Rights, Parcel P-8, P-4

Description:

Number of floors 8

Ground area (square feet) 10,000 (east side Washington Street)
20,000 (west side Washington Street)

Ground floor (square feet) 14,552

Total building floor area 194,691

Estimated construction cost (1972 prices) $16,750,000 (@ $86 sq. ft.)

Source of funds MHEFA and/or currently available federal grant funding.

Building use

Level	0	Admissions, Storage, Receiving, Lobby, MBTA, Kiosk
	1	Administration, Commercial, Chapel, Lobby, MBTA, Kiosk
	2	Pediatric dietary, clinical labs
	3	Clinical labs, operating room suite
	4	Diagnostic radiology, cardiac catheterization suite, inpatient support
	5	Inpatient services
	6	Inpatient services
	7	Mechanical

Type of construction Concrete

Information sheet for Concealed Two Level Parking Phase 3

Area affected West side of Washington Street between Dore Street, Parking Garage and Music Hall

Description:

Number of floors 2

Ground area (square feet) 39,500

Ground floor (square feet) 36,500

Total building floor area 73,000

Estimated construction cost (1972 prices) $550,000 (@ $10/sq. ft. upper, $5/sq. ft. lower)

Source of funds Bank Mortgage

Building use

Parking for 300 cars. One hundred and fifty spaces needed for medical staff and employee growth due to construction of 1B. The other 150 spaces are replacements for cars currently there.

Type of construction precast concrete

Information sheet for Park Area Phase 3

Area affected Southeast corner of Ash and Bennet Streets.

Description:

Number of floors none

Ground area (square feet) 6,100

Ground floor (square feet) none

Total building floor area none

Estimated construction cost (1972 prices) Demolition $30,000 ($1/sq. ft.)
Construction $18,000 ($3 sq. ft.)

Source of funds Donations

Building use

Start of pedestrain concourse along Bennet Street.

Type of construction

Information sheet for Research Building Phase 3

Area affected Northeast corner of Ash & Nassau Street

Description:

Number of floors 5

Ground area (square feet) 6,400

Ground floor (square feet) 5,500

Total building floor area 27,500

Estimated construction cost (1972 prices) $1,650,000 (@ $60/sq. ft.)

Source of funds Bank Mortgage or Federal Grant if available

Building use

Research building is a renovation of the former Boston Floating Hospital building. It will be used to provide research laboratories.

Type of construction

Information sheet for Learning Resources Building Phase 4

Area affected Harrison/Harvard/Tyler - Parcels P-2, P-2A

Description:

Number of floors 6

Ground area (square feet) 45,350

Ground floor (square feet) 31,350

Total building floor area 181,100

Estimated construction cost (1972 prices) $11,250,000 (@ $62 sq. ft.)

Source of funds HPEF Funds and/or Tufts alumni fund drive

Building use

Level	0	Lecture halls, lobby, receiving, storage
	1	Lecture halls (upper section), seminar rooms
	2	Multi-media, medical & dental library
	3	Multi-media, medical & dental library
	4	Multi-media, medical & dental library
	5	Mechanical space, storage

Type of construction Concrete

Information sheet for Supplies, Services & Adm. Bldg. Phase 4

Area affected Northwest corner of Harvard & Harrison Ave. - Parcel P-5

Description:

Number of floors 6

Ground area (square feet) 13,334

Ground floor (square feet) 9,800

Total building floor area 58,800

Estimated construction cost (1972 prices) @ $60 $3,528,000

Source of funds MHEFA or Bank Mortgage

Building use

1. Purchasing, Personnel, Security Office
2. Business Office (Tufts University)
3. Administrative Offices (17 Nassau Street)

4 & 5. Administrative Offices (Holmes)

6. Administrative Offices (37 Bennet Street)

Replaces razed buildings at 17 Nassau, 49 Bennet, and 37 Bennet. Also consolidates offices scattered throughout the Medical and Dental Schools and Hospital buildings.

Type of construction concrete

Information sheet for Parking Facility Phase 4

Area affected Harrison/Oak/Ash/Nassau Streets

Description:

Number of floors 3

Ground area (square feet) 51,500

Ground floor (square feet) 36,500

Total building floor area 109,500

Estimated construction cost (1972 prices) $1,650,000 (@ $15/sq. ft.)

Source of funds Bank Mortgage

Building use

Parking for 600 cars, 200 were displaced from construction of Learning Resources Building, 100 on current site and rest as provision for future demolition of the Phase 3 two level parking facility (300 cars).

Type of construction concrete

Information sheet for Bennet Street Concourse Phase 4

Area affected Bennet Street between Ash and Harrison - South Side

Description:

Number of floors none

Ground area (square feet) 9,600 sq. ft.

Ground floor (square feet) none

Total building floor area none

Estimated construction cost (1972 prices) Demolition $100,000. Construction $30,000

Source of funds Fund Raising - Donations

Building use

Pedestrain concourse. Part of a pedestrain midblock "path" from Tremont to Tyler Streets. Razed two buildings.

Type of construction

Information sheet for Hospital Unit 1C Phase 5

Area affected Washington Street (between Dore & Hollis Street), air rights over Washington Street.

Description:

Number of floors 8

Ground area (square feet) 54,400

Ground floor (square feet) 49,100

Total building floor area 392,800

Estimated construction cost (1972 prices) $33,800,000 (@ $86 sq. ft.)

Source of funds MHEFA and/or currently available federal grant funding

Building use

adult inpatient facilities

Type of construction Concrete

Information sheet for Hospital Unit 1B - Phase 2 Phase 5

Area affected Washington Street (from Unit 1B - Phase 1, South to Nassau Street)

Description:

Number of floors 8

Ground area (square feet) 27,000

Ground floor (square feet) 24,300

Total building floor area 194,000

Estimated construction cost (1972 prices) $16,700,000 (@ $86 sq. ft.)

Source of funds MHEFA and/or currently available federal grant funding

Building use

Expansion of adult and pediatric inpatient facilities

Type of construction Concrete

Information sheet for Research (with parking facility below) Phase 5

Area affected Harrison/Oak/Ash/Nassau Streets

Description:

Number of floors 3 over garage 3 (garage built in phase 4)

Ground area (square feet) 51,500

Ground floor (square feet) 36,500

Total building floor area 109,500 (addition only)

Estimated construction cost (1972 prices) $10,950,000 ($100/sq. ft.)

Source of funds MHEFA or Federal Grants if available

Building use

Basement	Garage	built previously
First Floor	Garage	built previously
Second Floor	Garage	built previously
Third Floor	Research	
Fourth Floor	Research	
Fifth	Research	

Type of construction Concrete

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Information sheet for Dental Health Sciences - Phase 2 Phase 5

Area affected Southeast corner Washington - Kneeland Streets

Description:

Number of floors 7 above present structure

Ground area (square feet)

Ground floor (square feet) 20,000

Total building floor area 140,000

Estimated construction cost (1972 prices) $11,200,000

Source of funds Gifts and Federal Grants

Building use

10-15 Research laboratories; faculty offices, seminar rooms
16 mechanical

Type of construction precast concrete